



## Affordable Condominiums for Sale

**Lafayette Development LLC**, is pleased to announce that applications are now being accepted for **3** newly constructed Condominiums at **The Aurum** at **171 West 131<sup>st</sup> Street** in the **Harlem** section of Manhattan.

**Amenities:** 24-hour uniform lobby attendant, washer/dryer in each unit, individually temperature-controlled units, intercom, pre-wiring for a telecommunications system, state-of-the-art penthouse fitness center, yoga/meditation space, furnished indoor residents' lounge/media room & furnished outdoor penthouse space complete with grilling stations, seating for dining al fresco, lounging and sunning.

**Transit:** Trains – A, B, C, D, 2, 3, & Metro North. Buses – M7, M1, M102

**No application fee • No broker's fee • Owner Occupancy Required • Information:** [www.housingpartnership.com](http://www.housingpartnership.com)

This building is approved to receive a 25 year **Tax Exemption through the 421-a Tax Incentive Program** of the New York City Housing Preservation and Development.

**EACH BUYER MUST OCCUPY THE CONDOMINIUM AS THEIR PRIMARY RESIDENCE.**

**ANY PROSPECTIVE APPLICANT WHO CURRENTLY OWNS OR PREVIOUSLY HAS PURCHASED A RESIDENTIAL PROPERTY IS INELIGIBLE.**

The sales prices, unit sizes, and income requirements are as follows:

<b>Bedrooms</b>	<b>125% AREA MEDIAN INCOME (AMI) UNITS</b>	<b>Units Available</b>	<b>Household Size*</b>	<b>Minimum Income **</b>	<b>Maximum Income **</b>	<b>Sales Prices ***</b>
1 bedroom		3	1 person	\$ 81,915	\$ 91,375	\$348,300 - \$358,000
			2 people	\$ 81,915	\$ 104,375	

\* Subject to occupancy criteria

\*\* Income guidelines subject to change

\*\*\* Eligible buyers must have **10%** of the purchase price available for down payment. Buyers must occupy the condominium as their primary residence

### To obtain an application:

Applications will be made available at the **OPEN HOUSE** to be held on **SUNDAY, APRIL 15, 2018 from 1:00 to 3:00 pm.**

**Location: The Aurum - 171 WEST 131<sup>ST</sup> STREET**

NO LOTTERY

OPEN MARKET

FIRST COME, FIRST SERVE

### Where to return Applications?

Qualified applicants will be required to meet income guidelines selection criteria. Completed applications and ALL requested documents must be returned in person, Tuesday through Thursday from 11:00 am to 2:00 pm to: Housing Partnership Development Corporation, 242 West 36<sup>th</sup> Street, 3<sup>rd</sup> Flr. Have all documents in an envelope with your Name and Date of drop off on the outside of the envelope. Incomplete applications are ineligible. This is just a drop off. There will be no opportunity for specific questions at that time. Once your application and documents have been reviewed, we will contact you. General preference will be given to New York City residents

***No Broker's Fee. No Application Fee. Owner Occupancy Required.***

Bill de Blasio, Mayor

The New York City Department of  
Housing Preservation and Development  
Maria Torres-Springer, Commissioner

[www.nyc.gov/hpd](http://www.nyc.gov/hpd)



The complete terms are subject to an Offering Plan approved by the New York State Attorney General, file number NA130100